

**DITTON PARISH COUNCIL**

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE **COUNCIL CHAMBER**  
AT DITTON COMMUNITY CENTRE ON **MONDAY 1<sup>ST</sup> AUGUST 2022**

PRESENT: CLLRS. J LOVER (CHAIRMAN), N NEWMAN, MRS J DEARDEN, MRS G GODDEN,  
A LAIDOUCI, A R MULCUCK, M J PORTER, MRS A THROSSELL & D ADLINGTON  
[FROM 7.35PM]  
TMBC CLLR D COOPER  
MRS N GREENAWAY [CLERK OF THE COUNCIL]

129. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

130. **APOLOGIES**

Apologies were received from Borough Cllr Cannon and KCC Warden Absolon.

131. **DECLARATION OF INTERESTS**

There were no declarations of interest.

132. **CASUAL VACANCIES**

It was **NOTED** that an application had been received to fill the casual vacancy on the Council. A letter from the candidate, which had previously been **CIRCULATED**, giving a brief personal profile was **READ**.

**RESOLVED** to co-opt Mr David Adlington onto the Parish Council.

New Councillor Mr Adlington duly signed the Declaration of Acceptance of Office and undertaking to abide by the Code of Conduct in the presence of the Clerk. Cllr Adlington was then welcomed and invited to take his seat and join the meeting.

133. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD  
4<sup>TH</sup> JULY 2022**

The minutes of the above meeting were **CONFIRMED** and **SIGNED** as a true record.

134. **MATTERS ARISING**

There were no matters arising.

135. **MINUTES OF MEETINGS HELD DURING JULY 2022**(a) COMMUNITY CENTRE COMMITTEE, 11<sup>TH</sup> JULY 2022

The minutes of the above meeting were presented by Cllr Mrs Dearden and signed as a true record.

Date Sensitive CC Item:

In view of the proposed increase to hire fees from September, the Clerk asked for the additional bar charges to be reviewed:

Additional Charges for function bars - Oaken Hall [lunchtime functions] – new fee  
- Don Carman Hall – increased fee

**RESOLVED** to charge £36.00 [inc VAT] for the Oaken Hall Bar at lunchtimes [when Kilbarn not open] and increase the fee to £36.00 [inc VAT] for the Don Carman Hall Bar.

(b) PERSONNEL COMMITTEE MEETING, 12<sup>TH</sup> JULY 2022

The minutes of the above meeting were presented by Cllr Mrs Dearden and signed as a true record.

(c) EXTRA-ORDINARY PARISH COUNCIL MEETING, 18<sup>TH</sup> JULY 2022 - herewith

The minutes of the above meeting were presented by the Chairman and signed as a true record.

(d) PLANNING COMMITTEE, 18<sup>TH</sup> JULY 2022

The minutes of the above meeting were presented by Cllr Newman and signed as a true record.

(e) OPEN SPACES & AMENITIES COMMITTEE, 18<sup>TH</sup> JULY 2022

The minutes of the above meeting were presented by Cllr Mrs Throssell and signed as a true record.

136. **CORRESPONDENCE**(a) For Noting

The following items were **CIRCULATED, READ** and **NOTED**:

KALC T&M Area: Draft minutes from meeting held 21.07.2022

Local Councils Update: June & August 2022

Clerks & Councils Direct: July 2022

The Clerk: July 2022

(b) For Decision

District 12 Inner Wheel: Request for Anniversary Tree  
It was **NOTED** that permission has already been given for the Inner Wheel to plant an Jubilee Tree in the grass verge between the Community Centre and Scott Close. They have asked if they could plant an additional tree to commemorate their 90<sup>th</sup> Anniversary. It was **NOTED** there will be sufficient space as some of the old/dying bushes are to be removed.

**RESOLVED**

TO ACCEDE TO THIS REQUEST SUBJECT TO THE COUNCIL AGREEING THE SPECIMEN AND PRECISE LOCATION.

TMBC: TCPA Order – Public Footpath (part) MR492, Ditton  
Diversion of above footpath

It was **NOTED** that a slight amendment to the footpath was proposed. Borough Cllr David Cooper that at a meeting at the Panattoni Site, with KCC, TMBC and the contractors there was a lot of discussion around this footpath. It was noted that they had to consider if the change was material or should be conducted through planning.

**RESOLVED**

THIS COUNCIL HAS NO OBJECTION TO THE AMENDMENT

Cllr Mulcuck said he had recently seen a similar Panattoni development and it looked of very good quality.

137. **FINANCE**(a) Accounts for Payment**RESOLVED the following payments be APPROVED and RATIFIED:-****July Payroll Summary**

<i>Monthly</i>	<i>Gross</i>	<i>£25,373.23</i>
	<i>Net</i>	<i>£18,205.46</i>

**July Accounts (approved and paid by BACs 15.07.22)**

Community Centre				
Edison Swan	Replacement LED light fittings	VAT	1733.32 346.66	£2,079.98
S & J Cleaning	Machinery Repairs	VAT	613.28 122.65	£735.93
Envirocure	Legionella monitoring Annual calorifer inspections Annual thermal insulation check	VAT	48.75 440.00 120.00 121.75	£730.50
M/S Industrial Cleaners	Window Cleaning		260.00	£260.00
SCM	Disabled Hoist service	VAT	55.00 11.00	£66.00
Capital	Cleaning supplies Cleaning Supplies Cleaning Supplies (duplicate)	VAT	163.22 182.50 (185.12) 32.12	£353.02

Bar				
1 <sup>st</sup> A Pest Control	Quarterly pest control		60.00	
		VAT	12.00	£72.00
BSS Stocktaking	Stocktake		120.00	£120.00
Lansdell	Bar Stock		57.69	
			95.54	
			234.74	
			70.60	£458.57
Jamie Forman	Bar and toilet redecoration		2782.64	
		VAT	556.53	£3,339.17
F&A				
KCC	Stationary Consumables		94.35	
			119.96	
		VAT	42.86	£257.17
Sunstone	Annual Maintenance		1499.25	
		VAT	299.85	£1,799.10
Surrey Hills	Solicitor Fees		365.00	
		VAT	73.00	£438.00
KCC	Internal Audit		502.50	
		VAT	100.50	£603.00
Invicta Law	Legal Fees		1850.14	
		VAT	362.03	£2,212.17
OSA				
Chubb	Intruder Alarm – Annual Fee		274.19	
	Intruder Alarm call out		124.16	
		VAT	79.67	£478.02

### July BACS Payments (not previously listed)

01.07.22	Kent & Sussex	Bar Stock	£1703.65
01.07.22	Scottish Water	Water Charges	£65.35
01.07.22	EDF	Energy – NRRG	£97.27
04.07.22	P & L Services	Machinery repairs	£197.94
04.07.22	P & L Services	Machinery Repairs	£429.59
04.07.22	Unison	Subscription	£69.00
08.07.22	M Lancley	Kilnarn Entertainment	£200.00
11.07.22	Wellard Plumbing	Plumbing repairs	£189.98
15.07.22	HMRC	Monthly PAYE/NI	£4,384.44
15.07.22	KCC Pension	Monthly Pension	£1,930.36
18.07.22	Kent & Sussex	Bar Stock	£1,077.67

### July Deposit Refunds

01.07.22	Oaken Hall – 25.06.22	£87.50
04.07.22	Oaken Hall – 26.06.22	£75.00
04.07.22	Oaken Hall – 29.06.22	£68.25
11.07.22	Carman Room – 11.07.22	£50.00
15.07.22	Oaken Hall – 10.07.22	£266.82
15.07.22	Carman Room – 09.07.22	£50.00

(b) Direct Debits Paid During July 2022**RESOLVED** the following direct debits be **ACCEPTED** and **APPROVED**:-**July Direct Debits**

01.07.22	Commercial Services	Energy Costs	£5,380.91
01.07.22	TMBC	Business Rates	£692.00
07.07.22	Sky	Sky Sports	£352.64
11.07.22	Siemens	Equipment Rental	£72.13
11.07.22	Siemens	Equipment Rental	£900.00
11.07.22	Rentokil	Washroom Services	£247.24
12.07.22	WEX	Fuelcard	£71.61
14.07.22	FDMS	Card Charges	£224.29
15.07.22	Bankline	Bank Charges	£63.96
15.07.22	Safety Effect	Health & Safety	£114.00
15.07.22	DHFE	Equipment Rental	£369.60
15.07.22	Paymentsense	Card Charges	£54.00
18.07.22	Sage	Monthly subscription	£172.68
19.07.22	BT	Telephone Charges	£202.21
20.07.22	Commercial Services	Energy Costs	£618.59
20.07.22	Heineken	Bar Stock	£1,771.44
21.07.22	Powys CC	DBS Checks	£150.00
25.07.22	Host My Office	Computer Support	£350.40
25.07.22	BOC	Bar Gas	£122.26
25.07.22	EDF	Streetlight Energy	£180.37
26.07.22	NEST	Monthly pension	£768.20
27.07.22	BT	BT Sports	£390.16
27.07.22	Veolia	Refuse collection	£427.08

(c) Debit Card Payments – July 2022**RESOLVED** the following debit card payments be **ACCEPTED** and **APPROVED**:-**July Debit Card**

01.07.22	Halfords	Mower spares	£9.98
04.07.22	Tool station	Consumables	£38.02
04.07.22	Timpsons	Key Cutting	£40.00
07.07.22	Amazon	Stationary	£15.98
07.07.22	Amazon	Replacement pull cords	£3.78
08.07.22	Amazon	Stationary	£21.07
11.07.22	Amazon	Prime Membership	£7.99
14.07.22	Amazon	Padlocks	£49.87
18.07.22	Apollo	Vehicle Repairs	£394.79
19.07.22	Amazon	Tools	£60.99
20.07.22	Amazon	Twine	£24.98
25.07.22	Office Furniture Online	Office Chair	£124.74

**138. REPORTS FROM BOROUGH & COUNTY COUNCILLORS****PLANNING**

Cllr Cannon had already reported last month that he and Cllr Cooper attended a meeting at Panettoni and were given a tour of the warehouse nearing completion. The main reason for the visit was to find a way ahead through the planning process to complete some of the units as quickly as possible. The reason for this being that the tenants required surety that all outstanding issues were complete before occupation. The build-up for Christmas, being the busiest time for courier companies, meant that if all issues were not resolved by October the tenants would defer occupation until the new year. As well as the local members present there were representatives from KCC and TMBC's planning department. Eventually a hybrid application was agreed on that all parties could accept.

**LOCAL PLAN**

All members were given an update of the progress of the new Local Plan last month. Great care is being taken to document all meetings with neighbouring authorities so as to provide evidence that TMBC is meeting its Duty to Cooperate obligations. Despite there being a number of changes of senior planning officers over the last few months the new Local Plan is progressing on schedule. The call for sites has now been completed and the Placemaker software is being used to identify those sites that are acceptable, and grading their likelihood of being incorporated. The Council intends that new sites will, as far as possible, be brownfield sites. Those sites that were identified in the previous plan that have not yet had planning applications submitted will be included in the new Local Plan. You will recall that when the old Local Plan was refused by the Planning Inspectorate, the new Local Plan has to work to a new standard methodology in the NPPF and TMBC is now required to build 839 dwellings per year up to the end of the plan in 2041. Members were not given any information on where the sites under consideration are located.

**POLITICS**

As you will all know the Conservative party is in the middle of choosing a new Leader and he or she will be in place on 5<sup>th</sup> September. Since the Fixed Term Parliament Act has been repealed the current Parliament can sit for up to 5 years and it is at the discretion of the Prime Minister when to call a General Election in that period.

**WASTE COLLECTION**

TMBC is currently considering the future of the Saturday Freighter service. TMBC is the only authority in Kent to have this service and it was subsidised by KCC as TMBC did not have a HWRC within the Borough but this has now changed with the opening of the Allington site. There are arguments for and against its reintroduction. It was used by a number of residents but has not operated for 2 years because of the pandemic. None of the waste collected is recycled – it is all incinerated for energy. TMBC does operate a bulky waste collection service in which up to 6 items can be collected for a fee and those on benefits can get a reduction on this. Urbaser has managed to get the weekday household waste and recycling collections working normally and adding this additional load on their workforce may impact the kerbside collections as manpower is drawn away.

**OTHER**

Clarion has finally reinstated the wall at 57 Nursery Road that was blown down in the storm.

Cllr Cooper asked if Panattoni had been in touch re a "green canopy" tree. The Clerk confirmed she had been contacted about trees but would check who the email was sent from.

Cllr Mulcuck asked if the new Chairman of the Borough Council has the power to disband committees, in particular the planning committees. Cllr Cooper confirmed that all 3 planning committees still stand but some other committees have been changed – all the same work is being done.

Cllr Newman asked if there was an update as to when Ditton Edge might go to the Area 3 Committee. Cllr Cooper advised no update as yet. It was noted that there had been lots of complaints from residents about dust due work starting as there are very dry weather conditions.

Cllr Cooper was thanked for his update.

139. **REPORT FROM COMMUNITY POLICE & KCC WARDEN**

**NOTED** no report was available.

140. **PLANNING, HIGHWAYS & TRANSPORTATION MATTERS**

(a) Plans Received for Comment

TM/22/01477/RD - Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford Kent

Details of condition 17 (Materials) submitted pursuant to planning permission TM/18/02966/OA (Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration)

**RESOLVED** This Council has no objection to this application.

TM/22/01597/TPOC - 118 Woodlands Road Ditton Aylesford Kent ME20 6EZ

Tree Preservation Order 64/10006/TPO: T1 Cypress fell to 3ft T2 Fell Juniper to ground, T3 Holly reduce to 2ft lower than lamp height and trim round. The trees are causing a safety hazard as the roots are damaging the patio

**RESOLVED** This council has no objection to this application, subject to the approval of the TMBC Tree Officer.

TM/22/01619/FL 32 Scott Close, Ditton, Aylesford, Kent, ME20 6QP

Single storey side extension with lean to roof and conversion of garage into habitable space.

**RESOLVED** This council has no objection but would comment that proposed extension is not in keeping with other properties in the road.

TM/22/01620/FL 34 Ragstone Court, Ditton, Aylesford, Kent, ME20 6AJ

Proposed first floor rear extension, glazed walkway to side, skylight window and light tube to rear roof slope.

**RESOLVED** This council has no objection to this application

(b) Plans Dealt with by Tonbridge & Malling Area Sub-Committee No. 3

TM/22/00459/FL - 458 London Road Ditton Aylesford Kent ME20 6BZ

Two storey extension to front

**Approved on 13 July 2022**

TM/22/01171/FL - 8 Bell Lane Ditton Aylesford Kent ME20 6BT

Single storey rear extension and associated changes to internal layout

**Approved on 18 July 2022**

TM/22/01176/FL - 30 Ragstone Court Ditton Aylesford Kent ME20 6AJ

Single storey rear extension

**Approved on 18 July 2022**

(b) Ditton Edge

It was agreed to submit the following additional comments drafted by Cllr Newman to the application as it has not yet gone to the Area 3 Planning Committee:

Further to this council's comments submitted on 11<sup>th</sup> April [which still stand] we would like to raise the following concerns:

- We are concerned about the feedback from KCC re flood water and KCC Highways which differ from the additional applications made.
- We have concerns about how light pollution will occur and we have been informed that the lighting schedule will not be agreed until after the road adoption
- We still feel there are not enough dwellings of smaller bedroom numbers to meet the current ageing population as previously highlighted by KCC Cllr Andrew Kennedy
- We are concerned about the focus on leisure facilities outside of the parish – this should not be an opportunity for towns with their own building development to receive funding that should be ear marked for this parish only – to provide much needed additional facilities for the additional residents.
- We would ask that the housing services report is strongly considered and adjustments made.
- We would ask that the current issues that have already occurred with vehicles delivering building materials blocking up New Road are carefully considered and monitored, especially before the start of the new academic year as the Junior School entrance is on this road along with a busy shop/post office and many on-street parked cars. There has also been an issue with lorries queuing along Kilnbarn Road outside of Ragstone Court, waiting to access the site.
- We hope that the current issues on contamination are resolved before any further building takes place. This was highlighted by residents on the original application and we are concerned that these were ignored at the time.
- We would ask that consideration be given to the neighbouring properties who are already suffering from an acceptable amount of dust on their properties due to inadequate damping down.

Cllr Mulcuck congratulated Cllr Newman on the hard work he had put into this issue so far and all members agreed and thanked Cllr Newman.

(d) Delegation of Planning Comments during August Recess

**RESOLVED** to delegate the power to the Clerk in Consultation with the Chair and Vice-Chair of the Planning Committee any non-contentious applications that are received during the August recess.

(e) Planning Obligations/Infrastructure Statement 2022 onward

The Clerk advised that an extension to time had been given so she had was gathering some further information before submitting the requests for the parish. Cllr Newman said he would be happy to review the statement before submission.

141. DITTON GAZETTE

It was agreed to aim for publication in early October and that the next issue would include Christmas information.

142. **REMEMBRANCE SERVICES**

The Clerk said more volunteers would be needed this year and that it is hard to get groups to commit to take part in the event. Cllrs Mrs Dearden and Mrs Godden offered to help where they could. Cllr Mulcuck said he would like to read the lesson at this year's service.

143. **MATTERS ARISING FROM "CORRESPONDENCE FOR NOTING"**

There were no matters arising.

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Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and Standing Orders 27 & 50 the Chairman to move that due to the confidential nature of the next item the Press and Public be excluded from the meeting.  
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144. **BOUNDARY ISSUE STREAMSIDE**

It was **NOTED** that the resident next door to the property that had erected the new fence was still unhappy with the fence and was seeking advice from a surveyor.

145. **CONFIDENTIAL MEMORANDUM**

Confidential Memorandum Ref: 428 was **READ** and **CONFIRMED** as a true record.

146. **CLOSURE**

The meeting closed at 8.34pm.

Chairman  
5<sup>th</sup> September 2022

